

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

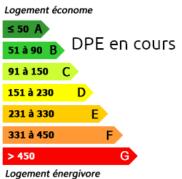
Ref : 7528

• House - Sainte-Livrade-sur-Lot •



## DETAILS

Land surface: 5000 m<sup>2</sup> Number of bedrooms: 3 Number of levels: 0 Type of heating: Wood + Electric Drainage/sewage: Septic tank Swimming pool: No Ground floor living: Yes Work needed: Finitions / Décoration Fireplace: Yes closed hearth Built: Not specified



## 130 m<sup>2</sup> living

5 000 m<sup>2</sup>

Non-binding document

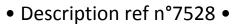
- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com Price fees included

265 000 € Agency fees: 6 % VAT included\* Price without fees: 250 000 €

\*The agency fees are entirely at the cost of the purchaser

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House from the end of the 70s of 130m2 which consists of an entrance of 6.30m2, a living room of 23m2 with living room of 1m2, a kitchen of 12.50m2, a distribution corridor of 9m2 which serves three bedrooms of 13m2, 10m2, 11m2 each a separate toilet of 3m2, a shower room with 2 sinks, a laundry room,.

An old adjoining garage transformed into a dwelling of 18m2, on the upper floor attic and converted into a bedroom of 7m.

An outbuilding of 200m2 in good condition, with the possibility of converting into a dwelling plus a cellar of 16m2.

Land of 4698m2











